

**BOROUGH OF STANHOPE  
SUSSEX COUNTY, NEW JERSEY****APPEAL OR VARIANCE APPLICATION ONLY  
(NO SITE PLANS OR SUBDIVISIONS)**

Board File Name: \_\_\_\_\_

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_

=====

(Do not write above this line)

Check type of application:

\_\_\_\_\_ Appeal Zoning Officer's Decision \_\_\_\_\_ Interpretation \_\_\_\_\_ X Other

\_\_\_\_\_ c- Variance (Bulk Variance) \_\_\_\_\_ d-variance

Applicant seeks  
expansion of  
pre-existing  
non-conforming use in  
comportment with  
Zoning Officer's  
November 17, 2017  
notice, attached to  
submission of counsel.

## 1. Applicant's Name

Name Juntos Holdings, LLCAddress 125 Main Street Netcong, NJ 07857Phone #: 973-448-1766 Fax #: \_\_\_\_\_

## 2. Name and Address of Present Owner if other than above

Name Same

Address \_\_\_\_\_

3. Attorney's Name Virginia D. Liotta, Esq.Address 125 Main Street Netcong, NJ 07857Phone #: 973-662-4541 Fax #: 973-662-4059

## 4. Plan Preparer/Engineer's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Fax: \_\_\_\_\_

## 5. The Property

a) BLOCK 11205 LOT(s) 4.01 ZONE HVRb) Street Address 1-3 Kelly Placec) Is public water within 1000 feet of the property? N/Ad) Is public water proposed N/Ae) Is public sanitary sewer within 1000 feet of the property N/Af) Is public sanitary sewer proposed N/Ag) Does owner or applicant own or have control of contiguous property? YesIf so identify Block(s) 11205; Lot(s) 1 & 7

6. Set forth all sections of the Land Use Ordinance from which relief is requested:

SECTION \_\_\_\_\_

7. Has there been any previous appeal, request, or application to this or any other Township Agencies regarding this property? 2006 Resolution attached to  
YES X NO submission of counsel

If YES, attached copy of determination which would state the nature and date of said matter.

8. If the application involves the use of the property or variance, set forth the reasons why the variance requested should be granted. (Use separate sheet). Set forth the facts relied upon to demonstrate that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Land Use Ordinance See submission of counsel  
(Use separate sheet)

9. Present use of existing buildings and premises:

Office, light assembly and warehouse storage

10. Proposed use: Same

Virginia L. Hodge  
(Applicant's Signature)

8-24-2020  
(Date)

**BOROUGH OF STANHOPE  
SUSSEX COUNTY, NEW JERSEY**

Application #: \_\_\_\_\_

Board File Name: \_\_\_\_\_ Date Filed: \_\_\_\_\_

(Do not write above this line)

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**APPLICATION: SITE PLAN** (With or Without Variances)

Please check type of application:

\_\_\_\_\_ Conceptual Site Plan

\_\_\_\_\_ Conditional Use Approval

\_\_\_\_\_ Minor Site Plan

☒ Preliminary Major Site Plan

\_\_\_\_\_ Final Major Site Plan

\_\_\_\_\_ Amend prior approval for Preliminary Site Plan. Date of prior approval, with resolution

\_\_\_\_\_ Amend prior approval for Final Site Plan. Date of prior approval, with resolution

Does this application constitute a new application? ☒ Yes \_\_\_\_\_ No

If not, once complete, attach 23 copies of signed, approved Site Plan with resolution.

1. Applicant's Name Juntos Holdings, LLC Phone 973-448-1766  
Address 125 Main Street, Netcong, NJ 07857 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

2. Owner's Name Same Phone \_\_\_\_\_

3. Fax \_\_\_\_\_

Address \_\_\_\_\_

4. Attorney's Name Virginia D. Liotta, Esq. Phone 973-662-4541 Fax 973-662-4543  
Address 125 Main St. Netcong NJ 07857  
Email: Virginia.d.liotta@admagic.com (609)

5. Engineer's Name MVS Consulting, PC Phone 304-6000 Fax \_\_\_\_\_  
Address 181 Southampton Drive, Galloway, NJ 08205

6. Name of Development \_\_\_\_\_  
Block(s) 11205 Lot(s) 1 & 4.01 Tax Sheet 112 Zone HVR

7. Present Use

Office, warehouse, and storage

8. Proposed Use

Office, warehouse, and storage

9. Area in acres of any additional adjoining land owned by owner or applicant 0

10. Area in square feet of lot area with slopes 30 percent or greater 0

Slopes 20-29 percent 0

Slopes 11-19 percent 0

Slopes 0-10 percent 58,735 sq. ft.

11. Amount of lot area in floodway 0 sf;

flood fringe 0 sf; wetlands 0 sf. wetland transition area 0

12. Waivers requested from the following sections of the Township Land Use Code, with Chapter numbers.

See attached

13. List all plans, exhibits, documents, reports, significant letters, and written decisions from other governmental agencies which constitute this application. Please indicate the title of plan or document scale, number of sheets, date of preparation and name and license number of preparer if appropriate.

**NOTE: ALL EXHIBITS PRESENTED AND MARKED AT THE HEARING MUST BE CLIPPED (NOT MOUNTED WITH ADHESIVE) TO THE FOAM BOARD.**

All exhibits will be kept in the application file and the foam boards will be returned at the meeting.

x Virginia F. Smith  
Signature of person preparing application

8-24-2020  
Date

# FORM 3D - VARIANCE AND DESIGN WAIVER REPORT

(SUBMIT WITH ALL APPLICATIONS)

APPLICANT NAME Juntos Holdings, LLC DATE \_\_\_\_\_  
LOT(S) 1 & 4.01 BLOCK(S) 11205 ZONE: HRV - Historic Village Residential  
TOTAL SQUARE FEET OF ALL STRUCTURES 29,268 s.f.

	Ordinance Requirement	Existing	Proposed
IMPROVED LOT COVERAGE (Structure, accessory uses, etc)	<u>30</u> %	<u>69</u> %	<u>79</u> %
Lot Area	<u>10,890 sf</u>	<u>58,735 sf</u>	<u>58,735 sf</u>
Lot Width	<u>50 ft.</u>	<u>103 ft.</u>	<u>103 ft.</u>
Side Yard (one)	<u>10 ft.</u>	<u>2.09 ft.</u>	<u>2.09 ft.</u>
Side Yard (total of both)	<u>n/a</u>		
Front Yard	<u>20 ft.</u>	<u>14.3 ft.</u>	<u>14.3 ft.</u>
Rear Yard	<u>20 ft.</u>	<u>n/a</u>	<u>n/a</u>
Floor Area Ratio	<u>n/a</u>		
Building height and no. of stories	<u>35 ft.</u>	<u>&lt; 35 ft.</u>	<u>&lt; 35 ft.</u>
Parking	<u>45 spaces</u>	<u>9 spaces (+)</u>	<u>24 spaces (+) see attached</u>
ACCESSORY STRUCTURES			
Side Yard	<u>n/a</u>		
Rear Yard	<u>n/a</u>		
LIST OTHER VARIANCES (type)	<u>See attached</u>		
LIST ALL DESIGN WAIVERS	<u>See attached</u>		

## RECOMMENDATION:

If applicable, attach letters and other supporting documentation that applicant attempted to purchase adjacent land to make lot conforming.

# BOROUGH OF STANHOPE

## FORM 3D - SITE PLAN CHECKLIST

Applicant Juntos Holdings, LLC Block 11205 Lot 1 & 4.01

Date \_\_\_\_\_

Waiver  
Provided Requested

X	
X	
X	
X	
X	
X	
	X
X (See surveys)	
	X

- I. Twenty-three (23) sets of the application, checklist, fee schedule computations and all supporting documentation and Site Plan. All documents submitted must be collated into (23) sets.
- II. Six photographs of the property taken from the lot lines of the site.
- III. All fees must be paid. Id. \$325.00 F \$1,500  
Application fees \$11 \$100.00 Escrow Fee: \$20,000
- IV. Certification from the Borough that all taxes, water, sewer and other assessments are paid through the latest billing
- V. Consent by Owner form: signed and notarized by owner even if the applicant is the owner.

### SITE PLAN SHOULD CONTAIN THE FOLLOWING DATA:

1. Size of map (24"x 36" or 30"x 48")
2. Scale of development plan not to exceed 1"=100'
3. A Key map of the site with reference to surrounding areas, zoning district(s) and existing street locations within 200' of property. Scale not less than 1"=800'
4. The North arrow, scale, block, lot, name and address of the owners of all contiguous land and of property directly across the street, and downstream 200 feet of the property, as shown by the most recent tax records of all municipalities in which such properties shall lie.
5. Lot line dimensions, bearings and distances
6. Location of all buildings and structures, streets, easements, driveways, entrances and exits on the site and within 200 ft thereof. Structures to be removed should be indicated by dashed lines.
7. Right-of-way width of existing road from the centerline. Pavement width measurements. Location and dimensions of proposed buildings, structures, roads, driveways, parking areas with dimensions of each
8. All existing physical features on the site and within 200 feet thereof, including streams, water courses, woodlands, swamps, rock and water flows. All existing trees greater than 12" dbh.

X	
X	
	X
X	
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X	
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X	
X	
	X
X	

9. Zoning Chart listing required, existing and proposed setbacks, height, lot area, improved lot coverage, and all information included in the schedule of land and area requirements. Graphic depiction is required.
10. Proposed building height setbacks, front, side and rear yard distances and required setbacks. Buildings must identify square footage on each building for each floor. 24
11. Topography showing existing and proposed contours at two foot intervals extending 200 feet off site.
12. Parking and loading areas shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicate direction of traffic flow and sight easements, number of employees, total and maximum in one shift, proposed and required parking spaces. No driveway is permitted within ten (10) feet of property lines.
13. Architectural building elevations including facade signs and entrances, materials, dimensions and height.
14. Improvements such as roads, curbs, bumpers and sidewalks shall be indicated with cross sections, design details and dimensions.
15. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, portable water supply, hydrants and methods of solid waste storage and disposal within screened area
16. Landscaping and buffering plan exhibit identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and root outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting and maintenance plans. The landscaping plan shall be in accordance with the Landscape Ordinance.
17. Street trees planted at 50' intervals along public rights of way and in accordance with the Landscape Ordinance.
18. Specify on landscape plan the quantity of landscaping by type proposed to be planted on site
19. Notation on the plans indicating that the "Property does not lie within the Highlands Planning or Preservation area" or "Property lies within the Highlands Planning area" or that the "Property lies within the Highlands Preservation area"
20. Conservation Plan Exhibit is to be submitted showing the proposed methods of protecting trees and growth before and after construction. Techniques include fences, berms, tree wells, etc
21. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer specification sheet, intensity in foot candles on a point-to-point plan, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard and pole.

X	
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22. Survey of property signed and sealed by a Licensed Surveyor
23. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination
24. Required legend on Site Plan for endorsement by Board Engineer, Board Chairman and Board Secretary.)
25. Twenty-three (23) copies of the Environmental Impact Statement report. Waiver cannot be granted if slopes on the site exceed 15% or if property is within a flood plain
26. Storm water runoff control plan exhibit
  - a) Impervious coverage
  - b) Elevations adjacent to existing and proposed building(s)
  - c) Elevations for entire site
  - d) Elevations on adjacent property where drainage may impact
  - e) Location and elevation of sidewalks, adjacent road centers, dividing islands, curbs, gutters, driveways
  - f) Run-off computations for existing and proposed conditions
  - g) Size, slope, direction of flow, top, invert elevations of all existing and proposed storm drains, drainage ditches, water courses (cross sections, for swales, channels)
  - h) Roof leader size and discharge locations
  - i) Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow hydrograph for stormwater detention/retention facilities
  - j) Drainage area map, calculations showing drainage from contributing area prior to and after development
27. Soil erosion and sediment control plan exhibit Identify location of all soils on property.
28. Written description of a request for variance, conditional use or special permit.
29. Written document or request to waive submission of any required Site Plan elements or exhibits. (The applicant must document why a waiver of required exhibits is in the public interest, consistent with the Master Plan, the overall intent of the Land Use Ordinance, and good Development and Environmental practice).
30. Proof in the form of a letter of transmittal that a copy of the Application was sent to the County Planning Board.
31. Deed of property
32. Certification taxes are paid, unless a tax appeal is filed.

**FOR FINAL SITE PLAN In addition to the above, include;**

- 33 Engineer's estimate of the cost of proposed improvements (sanitary sewer, drainage, pavement, landscaping) and an inspection fee of 6% of those costs




34. Completed Compliance Report indicating fulfillment of all requirements of Preliminary approval and outside agency approvals.
35. Signed Developer's Agreement with governing body confirming that the site plan addresses obligations of affordable housing as promulgated by the NJ Council on Affordable Housing.
36. Certification taxes are paid, unless a tax appeal is filed.

x Lugina D. L. Sig.  
Signature of person preparing checklist

8-24-2020  
Date

The applicant may request that one or more of the submission requirements be waived; however, the request must be in writing and state the reason for the waiver request. If the submission waiver is honored during completeness review, the Board still has the right to request the same information during the hearing process in addition to any other information they deem necessary for proper review of the application.

## Parking, Waivers & Variances

### Parking:

Parking requirements in accordance with Section 100-120:

Storage Warehouse: 26,972 s.f.	x	1 space/750 s.f.	=	36 spaces
Offices, Gen. Profession: 2,296 s.f.	x	1 space/250 s.f.	=	<u>9 spaces</u>
Total Parking required:			=	45 spaces

Existing parking: 9 spaces, plus unstriped parking on the southside of the building off of Plane View Street, near Lot 6

Proposed parking: 24 spaces, 9 existing, 15 new spaces, plus unstriped parking on the southside of the building off of Plane View Street, near Lot 6

### Variances:

Use Variance: Variance from Section 100-82 to permit Commercial Parking on Lot 1 and expansion of the existing use on Lot 4.01.

Bulk Variance: Variance from Section 100-85A (6) to permit a total impervious cover for the site of 78% where 30% is permitted.

### Waivers:

Submission waiver from Checklist requirements 6, 8 and 11. The applicant requests that the proposed work is contain solely with the block in question and should be sufficient for review by the Board.

Submission waiver from Checklist requirement 13. The application does not include requests to alter the façade of the existing building, thus this requirement should not be applicable.

Submission waiver from Checklist requirement 17. The applicant requests a waiver from the requirement to plant street trees.

Submission waiver from Checklist requirement 20. The application does not include a proposal to remove or protect any existing trees, thus this requirement should not be applicable.

Submission waiver from Checklist requirement 23. The application does not include a proposal for any new signs, thus this requirement should not be applicable.

Submission waiver from Checklist requirement 25. The applicant requests a waiver from the requirement to submit an Environmental Impact Statement, as the application is for redevelopment of Lots 1 & 4.01.

Submission waiver from Checklist requirement 26 j. The applicant requests a waiver from the requirement to submit drainage area maps, as the drainage shed(s) from the site are unchanged between the pre and post conditions.

Design waiver from Section 100-123 C. to permit off-street parking located closer than 10 feet to any property line.

Design waiver from Section 100-124 C. to permit parking spaces nine by eighteen (9 x 18) feet within the proposed parking area, where ten by twenty (10 x 20) feet is required.

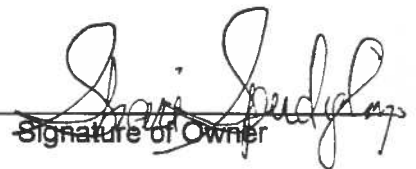
Design waiver from Section 100-124 F. to permit the proposed parking area without all areas of concrete curbing, less than ten feet from the property lines, less than five feet from any building, and less than twenty-five feet from the property line of a residential zone and use.

**BOROUGH OF STANHOPE****FORM # 1****CONSENT BY OWNER**

I, Shari Spindigiotte, sole member of Junco Holdings LLC, am the owner of the property known as Block (s) 11205, Lot (s) 4.01 + 1 as shown on the Tax Map of Borough of Stanhope. I am aware of the application that is to be filed with the Land Use Board in Borough of Stanhope and I consent to the filing of said application. I permit the Board, its staff or other designated officials to enter onto the property which is the subject of this application and review existing and proposed site and development elements.

I further understand that there are fees that must be paid in accordance with said application. In the event that the applicant does not pay all of the appropriate fees including application and escrow fees as required for this application, I consent to have any unpaid balance placed as an added assessment against my property to be collected by the Tax Collector's office in due course.

***(This form must be signed and notarized, even if the applicant is the owner)***

  
Signature of Owner

Date: 8-24-2020

Sworn to and subscribed before me  
this 24th day of August 2020

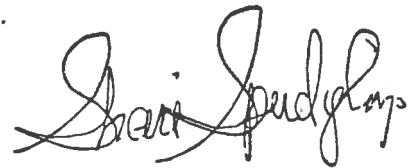
  
Notary Public

VIRGINIA D. LIOTTA, ESQ.  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

**BOROUGH OF STANHOPE  
CONSENT TO INSPECTION**

**FORM # 1A**

I, Shari Spindigioni, am the owner of the property known as Block (s) 11205, Lot (s) 4.01+1 as shown on the Tax Map of Borough of Stanhope. I am aware that there is an application that is pending before the Land Use Board for this site. I consent to have the property inspected by either members of the Land Use Board or its professional staff prior to or during the course of the application process. This does not include an inspection on the inside of any structure located thereon.



Signature of Owner

Date: 8-24-2020

**DISCLOSURE STATEMENT FOR CORPORATIONS  
AND PARTNERSHIPS APPLYING FOR SITE PLAN  
AND SUBDIVISION APPROVAL**

**FORM # 2**

**CORPORATIONS:**

Please indicate the following with respect to the Corporation:

NAME

Juntos Holdings LLC

ADDRESS OF PRINCIPAL OFFICE

125 Main St. Netcong NJ 07857

REGISTERED AGENT:

NAME

Shari Spiridigliozzi

ADDRESS

Same

STATE OF INCORPORATION

Formation - NJ

If other than New Jersey, is Corporation authorized to do business in New Jersey? \_\_\_\_\_

If so, when was authorization obtained? \_\_\_\_\_

List all stockholders controlling 10% or greater of stock:

Managing / Sole Member:

Shari Spiridigliozzi

**PARTNERSHIPS:**

Please indicate the following with respect to the partnership:

TRADE NAME \_\_\_\_\_

ADDRESS OF PRINCIPAL OFFICE \_\_\_\_\_

NAMES AND ADDRESSES OF PARTNERS \_\_\_\_\_

**Item containing personal financial information  
deleted from Copy. Original on file with the  
municipality.**

































